

**Carters Branch 44.23**  
273 Co Rd 958  
Tishomingo, MS 38873

**\$143,747**  
44.230± Acres  
Tishomingo County



**Carters Branch 44.23**  
**Tishomingo, MS / Tishomingo County**

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**SUMMARY**

**Address**

273 Co Rd 958

**City, State Zip**

Tishomingo, MS 38873

**County**

Tishomingo County

**Type**

Farms, Recreational Land, Hunting Land, Timberland

**Latitude / Longitude**

34.668193 / -88.152756

**Taxes (Annually)**

80

**Acreage**

44.230

**Price**

\$143,747

**Property Website**

<https://www.mossyoakproperties.com/property/carters-branch-44-23-tishomingo-mississippi/96774/>



## **Carters Branch 44.23**

### **Tishomingo, MS / Tishomingo County**

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#### **PROPERTY DESCRIPTION**

##### **Carters Branch 44.23**

If you've been looking for the perfect blend of recreation, privacy, and future homesite potential, this 44.23 surveyed-acre property in Tishomingo, MS checks all the boxes.

Located in Tishomingo County Mississippi, just 1 hour from Florence and 1 hour from Tupelo, MS, this property offers peaceful country living with convenient access to town. A beautiful creek forms part of the northern boundary line, adding both character and a natural water source for wildlife.

The land features approximately 20-year-old pine and mature hardwood timber, providing excellent habitat and long-term value. The property is absolutely covered up with deer rubs and scrapes, making it a prime hunting tract or ideal weekend getaway for the outdoor enthusiast.

With power and water available at the 1,560 feet of county road frontage, this tract would also make a fantastic house place. Build your dream home or cabin in a quiet, low-traffic area while still enjoying recreational opportunities right out your back door.

This property offers a creek along the northern boundary, established pine and hardwood timber, excellent deer hunting, and outstanding homesite potential in a quiet neighborhood just an hour from Florence and an hour from Tupelo, MS. Property taxes were only \$80.56 last year.

Whether you're looking for a hunting property, weekend retreat, timber investment, or a future homesite, this versatile property is ready for you.

For more questions please call Matt Thrasher at [662-603-4987](tel:662-603-4987) or email [mthrasher@mossyoakproperties.com](mailto:mthrasher@mossyoakproperties.com)

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## Locator Map

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## Locator Map

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## Satellite Map

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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